

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

016562

THAT JANET COUGHLIN, of Oakland of Kennebec, State of Maine duly appointed and acting personal representative of the Estate of J. HOBART PIERCE, SR., deceased, intestate, as shown by the probate records of the County of Kennebec, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to JANET P. COUGHLIN of Oakland, County of Kennebec and State of Maine, being the person(s) entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

5.1ac

A certain lot or parcel of land situated on the westerly side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the westerly right of way line of said road at the southeasterly corner of the land this day conveyed by deed of the grantor herein to Thomas F. Pierce, said deed to be recorded herewith; thence by the following courses and distances, to wit:

1. South Eighteen Degrees, Fifty-four Minutes, Twenty-seven Seconds West (S 18° 54' 27" W) along the westerly right of way line of said road, a distance of Forty-eight and 39/100ths (48.39) feet to an iron rod set at a point of curvature on said road line; thence
2. In a general southwesterly direction following a curve to the right with a radius of Nine Hundred Sixty and 00/100ths (960.00) feet and with a central angle of Eighteen Degrees Forty-three Minutes, Two Seconds (18° 43' 02"), an arc distance of Three Hundred Thirteen and 61/100ths (313.61) feet to an iron rod set at the northeasterly corner of the land this day conveyed by deed of the grantor herein to J. Hobart Pierce, Jr., said deed to be recorded herewith; thence
3. North Fifty Degrees, Eight Minutes, Ten Seconds West (N 50° 08' 10" W) along the northerly line of said land of J. Hobart Pierce, Jr., a distance of Six Hundred Two and 56/100ths (602.56) feet to a drill hole set at the northwesterly corner of said land of J. Hobart Pierce, Jr. and in the easterly line of land recently conveyed by deed of the grantor herein to Richard Pierce; thence
4. North Twenty-seven Degrees, Forty-three Minutes, Twenty-four Seconds East (N 27° 43' 24" E) along the easterly line of said land of Richard Pierce, a distance of One Hundred Seventy-eight and 34/100ths (178.34) feet to an "X" chiseled on a rock at a southeasterly corner of the land described in the deed of Arthur W. Stetson to John H. Stetson, said deed dated August 15, 1957 and recorded in said Registry Book 1088, Page 145; thence
5. North Twenty-seven Degrees, Twenty-three Minutes, Thirty-nine Seconds East (N 27° 23' 39" E) along the easterly line of the land owned by said Stetson, a distance of Two Hundred Six and 43/100ths (206.43) feet to an iron rod set at the southwesterly corner of the land of Thomas F. Pierce, heretofore referenced; thence
6. South Forty-seven Degrees, Forty-six Minutes, Forty-seven Seconds East (S 47° 46' 47" E) along the

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southerly line of said land of Thomas F. Pierce, a distance of Six Hundred Five and 08/100ths (605.08) feet to the iron rod set at the point of beginning.

The above described lot contains Two Hundred Twenty-two Thousand, One Hundred Fifty-six (222,156) square feet, more or less, or Five and 100/1000ths (5.100) acres and is a part of the premises shown on a survey entitled, "Plan of Property Owned by Katherine Pierce and the Personal Representatives of the Estate of J. Hobart Pierce," dated 12/93 and recorded in the Kennebec County Registry of Deeds Plan File #94-212. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. #1132."

Being a portion of the premises described in the deed of A. Ernest Hustus to J. Hobart Pierce, said deed dated October 2, 1947 and recorded in the Kennebec County Registry of Deeds Book 868, Page 251. See Certificate and Abstract recorded in the Kennebec Registry of Deeds Book 4537, Page 55 and the records of the Probate of the Estate of J. Hobart Pierce in the Kennebec Probate Court for the source of title of the grantor herein.

This division is made pursuant to a devise and is therefore exempt from the provisions of 30-A Section 4401 et seq.

WITNESS, my hand and seal this 8th day of JUNE, 1995.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

WITNESS

Janet Coughlin P.R.
JANET COUGHLIN, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF
J. HOBART PIERCE, SR.

STATE OF MAINE
Kennebec, ss

June 8, 1995

Then personal appeared the above named JANET COUGHLIN in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

David R. Whittier
David R. Whittier
Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



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ATTEST: *Theresa Ruth Brown*
REGISTER OF DEEDS